

CHAPTER 19.100	V-1
RESIDENTIAL ZONES	V-1
19.100.010 Purpose	V-1
19.100.030 Permitted Land Uses	V-2
19.100.040 Residential Development Standards	V-5
19.100.050 Additional Regulations for the RC Zone	V-5
19.100.060 Additional Regulations for the RE, RC, RR and R-1 Zones	V-7
19.100.070 Additional Requirements for the R-3 and R-4 Zones	V-9
19.100.080 Site Plan Review and Design Review Required – R-3 and R-4 Zones	V-12
19.100.090 Other Regulations Applicable to All Residential Zones	V-12
CHAPTER 19.110	V-14
COMMERCIAL AND OFFICE ZONES	V-14
19.110.010 Purpose	V-14
19.110.020 Permitted Land Uses	V-14
19.110.030 Commercial Development Standards	V-14
19.110.040 Additional Standards, Regulations and Requirements for Commercial and Office Development	V-16
19.100.050 Sign Review Required	V-17
19.110.060 Other Regulations Applicable to all Commercial and Office Zones	V-17
CHAPTER 19.120	V-19
MIXED-USE ZONES	V-19
19.120.015 Design Review Required	V-20
19.120.020 Definitions	V-20
19.120.030 Site Plan Review Permit and Required Findings	V-21
19.120.040 Phasing	V-21
19.120.050 Use Regulations	V-21
19.120.060 Development Standards	V-22
19.120.070 Design Standards and Guidelines	V-25
19.120.080 Performance Standards	V-29
19.120.090 Other Regulations Applicable to Mixed-Use Zones	V-30
CHAPTER 19.130	V-32
INDUSTRIAL ZONES	V-32
19.130.010 Purpose	V-32
19.130.020 Permitted Land Uses	V-33
19.130.025 Uses Specifically Prohibited	V-33
19.130.030 Development Standards for Industrial Zones	V-34
19.130.040 Additional Standards, Regulations and Requirements for the BMP, I, AIR and AI Zones	V-37
19.130.050 Design Review Required	V-38
19.130.060 Other Regulations Applicable to Industrial Zones	V-38

CHAPTER 19.140	V-40
PUBLIC FACILITIES ZONE	V-40
19.140.010 <i>Purpose</i>	V-40
19.140.015 <i>Review Required</i>	V-40
19.140.020 <i>Permitted Land Uses</i>	V-40
19.140.030 <i>Development Standards for Public Facilities</i>	V-41
19.140.040 <i>Other regulations applicable to the Railway Zone</i>	V-41
CHAPTER 19.145	V-43
RAILWAY ZONE	V-43
19.145.010 <i>Purpose</i>	V-43
19.145.020 <i>Permitted Land Uses</i>	V-43
19.145.030 <i>Development Standards for the Railway Zone</i>	V-44
19.145.040 <i>Other Regulations Applicable to the Railway Zone</i>	V-44
CHAPTER 19.150	V-45
BASE ZONE PERMITTED LAND USES	V-45
19.145.010 <i>Purpose</i>	V-45
19.145.020 <i>Permitted Land Uses</i>	V-45

Chapter 19.100

Residential Zones

(RA- 5, RC, RR, RE, R-1-1/2 Acre, R-1-13,000, R-1-10,500, R-1-8,500, R-1-7,000, R-3-4,000, R-3-3,000, R-3-2,000, R-3-1,500, R-4)

19.100.010 Purpose

The purpose of this Chapter is to define allowable land uses and property development standards, including density of development, for all residential zones in order to produce healthy, safe, livable and attractive neighborhoods within the City of Riverside, consistent with the goals and policies of the City's General Plan. Fourteen residential zones are established to implement the residential land use designations of the General Plan. The purpose of each of the residential zones is as follows:

A. Residential Agricultural Zone (RA-5)

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, which preserves the agricultural character of the area.

B. Residential Conservation Zone (RC)

The Residential Conservation Zone (RC) is established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:

1. To preserve and enhance the beauty of the City's landscape;
2. To maximize the retention of the City's natural topographic features, including but not limited, to skyline profiles, ridgelines, ridge crests, hilltops, hillsides, slopes, arroyos, ravines, canyons, prominent trees and rock outcrops, view corridors, and scenic vistas through the careful selection and construction of building sites and building pads on said topographic features.
3. To assure that residential use of said topographic features will relate to the surrounding topography and will not be conspicuous and obtrusive because of the design and location of said residential use;
4. To reduce the scarring effects of excessive grading for building pads and cut and fill slopes;
5. To prevent the construction of slopes inadequately protected from erosion, deterioration or slippage; and
6. To conserve the City's natural topographic features.

C. Rural Residential Zone (RR)

The Rural Residential Zone (RR) is established to provide areas for single-family residences on large lots where flexible provisions apply pertaining to the keeping of farm animals such as

horses, ponies, mules, cows, goats, sheep, and swine under Future Farmers of America-supervised and 4-H-supervised projects. These zones are established in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the RR Zone to provide opportunities for persons whose lifestyles include the keeping of such animals to locate areas where such animal-keeping activities minimize impact to other residential properties.

D. Residential Estate Zone (RE) and R-1-1/2 Acre Zone

The Residential Estate Zone (RE) and R-1-1/2 acre Zone are established to provide areas for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted.

E. Additional Single-family Residential Zones (R-1-13,000, R-1-10,500, R-1-8,500 and R-1-7,000)

Additional Single-family Residential Zones (R-1- ½ acre, R-1-13,000, R-1-10,500, R-1-8,500 and R-1-7,000) are established to provide areas for single-family residences with a variety of lot sizes and housing choices.

F. Multiple-Family Residential Zones (R-3-4,000, R-3-3,000, R-3-2,000 and R-3-1,500)

Medium High Density Residential Zones(R-3-4,000 and R-3-3,000) and High Density Residential Zones (R-3-2,000 and R-3-1,500) are established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums.

G. Multiple-Family Residential Zone (R-4)

The Very High Density Residential Zone (R-4) is established to provide areas for higher density multiple family residences in areas of the City readily served by public transit and near commercial zones and other nonresidential areas that meet the everyday shopping, educational, health service and similar needs of residents.

19.100.030 Permitted Land Uses

Table 19.150.020 (Permitted Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identifies permitted uses, uses requiring approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 also identifies those uses that are specifically prohibited. Uses not listed in the Table are prohibited unless the Zoning Administrator, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use.

Table 19.100.040A
Residential Development Standards: Single-Family Residential Zones

Development Standards	Single-family Residential Zones								
	RA-5	RC ¹²	RR	RE	R-1-½ acre	R-1-13,000	R-1-10,500	R-1-8,500	R-1-7,000
Density - Maximum (dwelling units per gross acre) ^{1, 11}	0.20	0.50	2.1	1.0	2.0	3.4	4.1	5.1	6.2
Lot Area – Minimum (Net)	5 acres ^{2, 9}	Varies ²	20,000 sq. ft.	1 acre	21,780 sq. ft.	13,000 sq. ft.	10,500 sq. ft.	8,500 sq. ft.	7,000 sq. ft.
Lot Width - Minimum	300 ft. ²	130 ft. ^{2, 12}	100 ft.	130 ft.	125 ft.	100 ft.	90 ft.	80 ft.	60 ft
Lot Depth – Minimum	500 ft. ²	100 ft. ^{2, 12}	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft
Building Height ¹⁰ - Maximum	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories – Maximum	2	1	2	2	2	2	2	2	2
Lot Coverage – Maximum	30%	N/A	30%	30%	30%	30%	35%	35%	40%
Setbacks – Minimum ⁸									
A. Front ⁷	40 ft. ²	30 ft. ^{2, 6}	30 ft.	30 ft.	30 ft. ⁴ .	25 ft. ⁴	25 ft. ⁴	25 ft ⁴ .	20 ft. ⁴
B. Side ⁵	20 ft. ²	25 ft. ²	20 ft.	25 ft.	20 ft. ³	15 ft. ³	10 ft. ³	12.5 ft. ³	10 ft. ³
C. Other side ⁵	-	-	-	-	20 ft. ³	15 ft. ³	15 ft. ³	7.5 ft. ³	7.5 ft. ³
D. Street side ⁵	20 ft. ²	25 ft. ²	20 ft.	25 ft.	-	-	-	-	-
E. Rear ⁵	25 ft. ²	25 ft. ²	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.

Notes:

1. See Section 19.100.060-A (Additional Density in the RE, RC, RR and R-1 Zones). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050.A.
3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to 5 feet.
4. Front Setback Exceptions: See Section 19.100.060-C (Exceptions to Setback Requirements).
5. Side and Rear Setback Exceptions: See Sections 19.100.060-C (Exceptions to Setback Requirements).
6. No lot which fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than fifty feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than 5 feet to any retaining wall exceeding 2 feet in height, unless such retaining wall is an integral part of an approved dwelling.
9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than 5 acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Also see 19.100.050-A (Additional Density). Project density may be greater in a Planned Residential Development:
12. See Section 19.100.050 (Additional Regulations for the RC Zone).

Table 19.100.040B
Residential Development Standards: Multiple-Family Residential Zones

Development Standard	Multiple-Family Residential Zones				
	R-3-4,000	R-3-3,000	R-3-2,000	R-3-1,500	R-4
Density - Maximum (dwelling units per gross acre)	10.9	14.5	21.8	29	40
Lot Area per Parent Parcel – Minimum (Net)	1 acre	1 acre	1 acre	1 acre	1 acre
Lot Area per Dwelling Unit- Minimum (Net)	4,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.
Lot Width - Minimum	80 ft.	80 ft.	80 ft.	80 ft.	100 ft.
Lot Depth - Minimum	150 ft.	150 ft.	100 ft.	100 ft.	150 ft.
Building Height ⁴ - Maximum	30 ft. ²	30 ft. ²	30 ft. ²	30 ft. ²	50 ft.
Number of Stories – Maximum	2 ⁵	2 ⁵	2 ⁵	2 ⁵	4
Distance Between Buildings - Minimum	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Setbacks – Minimum					
A. Front ^{1,3}	25 ft.	25 ft.	15 ft.	15 ft.	15 ft.
B. Interior Side ¹	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
C. Adjoining side ¹	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
D. Rear ¹	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.

Notes:

1. Whenever a Height Overlay Zone (S) has been applied to allow a structure to exceed two stories in height, the front, side and rear yards shall be increased by 2 1/2 feet for each story in excess of two stories, except as otherwise stated in this footnote. No building or building portion of two stories or higher may be located within 50 feet of any side or rear property line which abuts property in an RA, RC, RR, RE, or R-1 Zone; in such instance for each story in excess of two, the setback shall increase by 10 feet.
2. For a development of 3 acres or greater, up to 60 percent of the units may be in buildings up to 3 stories, 40 feet maximum height subject to Planning Commission approval.
3. 35-foot fully landscaped front yards are required along all arterial streets, 88 feet wide or greater as shown on the Circulation Map of the City's General Plan. This setback may be reduced to 25 feet for single-story multiple-family development along arterial streets.
4. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.

19.100.040 Residential Development Standards

Tables 19.100.040A and 19.100.040B establish the development standards applicable to all development within the residential zones.

19.100.050 Additional Regulations for the RC Zone**A. Lot Area**

1. The lot area requirements for land zoned RC varies based on average natural slope and the date the property was zoned RC, as set forth in this Section.
2. The lot area requirements for land zoned RC prior to May 15, 1979 shall be as follows:
 - a. Every lot shall have a minimum width at the building line of 130 feet and a minimum area of one-half acre; provided, however, that the average lot size of the lots shown on any subdivision or parcel map shall be not less than 2 acres.
 - b. Notwithstanding the provisions of subdivision 1 of this subsection, every lot or parcel located within the Hawarden Drive Special Design Area, generally between Anna Street and Alessandro Arroyo, shall have a minimum width at the building line of 130 feet and a minimum area of 2 acres; provided, however, that where a lot or parcel located within said area has less width or less area than herein required and was a legally created lot of record prior to June 16, 1977, such lot may be occupied by a single-family residential use if the lot has a minimum area of one-half acre.
3. The lot area requirements for land zoned RC on or after May 15, 1979 shall be as follows:
 - a. Every lot with an average natural slope of less than 15 percent shall have a minimum width at the building line of 130 feet and a minimum area of one-half acre.
 - b. Every lot with an average natural slope from 15 percent to 30 percent shall have a minimum width at the building line of 130 feet and a minimum area of 2 acres.
 - c. Every lot with an average natural slope over 30 percent shall have a minimum width at the building line of 200 feet and a minimum area of 5 acres.
 - d. The average lot size of the lots shown on any subdivision or parcel map shall be not less than 2 acres.

B. Nonconforming Lot Size – Dwelling Unit Permitted

Notwithstanding the provisions of subdivision 3 of Section A above, individuals may construct one single-family dwelling on a lot existing as of May 15, 1979, of less than the minimum lot size required by Section A-3 if such individuals occupy the residence after construction.

C. Average Natural Slope

For the purposes of this Section, “average natural slope” shall mean the average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the following formula:

$$S = \frac{0.002296 \times L}{A}$$

where:

- S = average natural slope in percent
- I = natural contour interval in feet
- L = length of natural contours in feet
- A = acres of property (parcel of record existing on November 13, 1979)
- 0.002296 = Constant which converts square feet into acres and expresses slope percent.

The average natural slope shall be computed from photogrametric maps, grading permit plans and other data or evidence approved by the Public Works Department.

D. Grading

1. No grading permit shall be issued for any grading in the RC Zone until grading plans and, if required, special drawings showing grading and topography as viewed from critical locations within the neighborhood or community, have been submitted to and approved by the designated Approving Authority as set forth in Table 19.650.020 (Approving and Appeal Authority)
2. The Approving Authority shall consider the following items of particular concern in the review of grading proposals in the RC Zone. Conditions may be applied in the approval of grading plans so as to achieve these objectives pursuant to adopted standards included in the City's Grading Ordinance (Title 17).
 - a. The maximum retention of vistas, natural plant communities and natural topographic features including ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons;
 - b. The avoidance of excessive building padding or terracing and cut and fill slopes to reduce the scarring effects of grading;
 - c. The encouragement of sensitive grading to ensure optimum treatment of natural hillside and arroyo features; and
 - d. The encouragement of imaginative grading plans to soften the impact of grading on hillsides including rolled, sloping or split pads; rounded cut and fill slopes and post and beam construction techniques.

E. Design Review

1. No building permit shall be issued for any building or structure in the RC Zone until slope planting and irrigation plans and the drawings required by Chapter 19.710 (Design Review) have been submitted to and approved in accordance with the provisions of Chapter 19.710.
2. In addition to the standards established in the Zoning Code and in Chapter 19.710 (Design Review), the Design Review Approving Authority shall consider the following items of particular concern in the RC Zone and shall approve the plans and drawings if all applicable standards are met:

- a. The encouragement of unique site design to ensure optimum treatment of natural hillside and arroyo features and avoid inharmonious, incongruent, conspicuous and obtrusive development;
 - b. The reduction of the scarring effects of grading and the protection of slopes subject to erosion, deterioration or slippage, and fire by the use of appropriate slope planting, irrigation and maintenance; and
 - c. The encouragement of structures, which will relate spatially and architecturally with the environment and complement the natural land forms.
3. Conditions may be applied when the proposed development does not comply with applicable standards and shall be such as to bring such development into conformity or the plans and drawings may be disapproved and the Design Review Approving Authority shall specify the standard or standards that are not met.
 4. All cut and fill slopes exceeding 5 feet in height shall be suitably landscaped with plant materials and adequately irrigated in accordance with approved plans and maintained on completion of the grading operations. The applicant or developer shall be responsible for the maintenance of all slope planting and irrigation systems until such time as the properties are occupied or until a homeowner's association accepts the responsibility to maintain the landscaping in common areas.

F. Subdivisions

To assure compliance with the provisions of this Chapter and Zoning Code where a Planned Development Permit is not required, there shall be submitted along with every tentative subdivision map and parcel map filed for approval in accordance with the provision of Title 18 (Subdivision Code) a preliminary grading plan showing at least one practical usable building site which can be developed in accordance with the provisions of this Chapter for each lot or parcel.

19.100.060 Additional Regulations for the RE, RC, RR and R-1 Zones

A. Additional Density

In the RE, RC, RR and R-1 zones and where consistent with the applicable General Plan land use designation the typical project density may be increased according to the regulations set forth in the Planned Residential Development Permit (PRD) process (Chapter 19.780 – Planned Development Permits).

B. Conversion of Existing Dwelling Unit to an Accessory Structure

In the RE, RA-5, RR and R-1 zones, one entirely new single-family dwelling may be constructed upon a lot where there already exists not more than one single-family dwelling, provided that:

1. At the time of issuance of a building permit for the new dwelling, the property owner/applicant also obtains a building permit to make alterations to the existing dwelling as are required by the City to reduce the character of use of the existing dwelling to a lawful accessory building, or the owner/applicant obtains a building moving permit to remove the existing dwelling from the lot;
2. The owner of the lot executes and delivers to the City a written agreement in a form approved by the City to make the required alterations or to remove the existing dwelling concurrently with or immediately after the construction and completion of the new dwelling, together with a faithful performance surety bond or other security, in the form

- approved by the City and in the amount of 100 percent of the amount of the cost of such alterations or removal, as estimated by the City; and
3. The Building Official determines that the requirements of Section 19.100.040 (Residential Development Standards) and Building Code and Fire Prevention Code will be complied with.

C. Exceptions to Setback Requirements

1. Front Porches & Balconies

In the R-1 Zones, front porches that are open except for an overhead covering, have no habitable space above and have a minimum dimension of 6 feet by 10 feet, and second story balconies with no exterior access may encroach into the front setback up to a maximum of 6 feet.

2. Flexible Yard Setbacks

- a. In the R-1 Zones, on local streets only, where the residential structure has the garage set back 10 or more feet from the required front yard setback, the habitable portion of the residential structure may extend into the front setback up to a maximum of 5 feet. This provision applies only to dwellings constructed subsequent to March 1, 2005.
- b. In the R-1-7,000 Zone the required interior side yard setback may be decreased to 5 feet, provided a minimum distance of 15 feet is maintained between any two adjacent dwelling units.
- c. In the R-1 Zones, portions of the dwelling may encroach up to 10 feet into the required rear yard setback provided the average setback of the underlying zone is maintained.

3. Accessory Structures

Refer to Chapter 19.395 (Accessory Buildings and Structures) for development standards.

4. Stairway Projections

See Section 19.630.040 (Permitted Projections into Required Yards).

5. Fire Escape Projections

See Section 19.630.040 (Permitted Projections into Required Yards).

6. Cornice, Eave and Sill Projections

See Section 19.630.040 (Permitted Projections into Required Yards).

7. Canopies or Roofs Attached to Main Buildings

Canopies or roofs attached to the main building or canopies or roofs connecting the main building with an accessory building may extend into a required rear yard, provided:

- a. That such structures are not more than one story in height and are erected not closer than 5 feet to any rear or interior side lot line;

- b. That such structures are unenclosed on at least 3 sides and are entirely open, except for necessary supporting columns; provided, however, that a roof connecting the main building and the accessory building shall be unenclosed and open on only 2 sides;
- c. That the horizontal area of any such structure alone shall not exceed 25 percent of the required rear yard area and the horizontal area of any 2 or more in combination, including accessory buildings, shall not exceed 40 percent of the required rear yard area;
- d. For the purposes of this Section only, where an accessory building is attached to the main building in conformity with the above provisions, such accessory building shall not be counted as part of the main building.

8. Private Swimming Pool

A private swimming pool may be located within side or rear yards when the substructure of the pool is located not less than 3 feet from any side or rear lot line; provided that the substructure of a private swimming pool shall in no case be located closer than 5 feet to the top of any cut and fill slope exceeding 3 feet in vertical height; and provided, further, that no swimming pool shall be located in any required front yard.

9. Additions to Established Dwellings

Additions to lawfully established dwellings which do not conform to the side yards required in the RC, RR, RE and R-1 Zones may be constructed within such required side yards if such additions are located not closer to side lot line than such dwellings; provided, that in no case shall such additions be located closer than 5 feet to interior side lot lines or 10 feet to street side lot lines.

10. Garage in the R-1-7,000 Zone

In the R-1-7,000 Zone, a garage which is an integral part of the main dwelling may be located not closer than 5 feet to any interior side lot line, provided that there is no opening in the side wall of the garage which is closer than 10 feet to an interior side line of the lot.

19.100.070 Additional Requirements for the R-3 and R-4 Zones

A. Floor Area per Dwelling Unit

The minimum floor area per dwelling unit in the R-3 and R-4 zones shall be as follows:

- 1. 350 square feet for each unit; and
- 2. An additional 150 square feet shall be required for each bedroom in excess of two bedrooms.

B. Common Usable Open Space

- 1. The minimum common usable open space, as defined in Article X (Definitions), required for each dwelling unit shall be as set forth in Table 19.100.070 Open Space Standards below.

Table 19.100.070
Open Space Standards: Multi-Family Residential Zones

Open Space Standards	Multi-Family Residential Zones				
	R-3-4,000	R-3-3,000	R-3-2,000	R-3-1,500	R-4
Common Usable Open Space – Minimum per Unit	250 sq. ft.	250 sq. ft.	250 sq. ft.	250 sq. ft.	150 sq. ft.
Private Open Space Ground Floor/Upper Story Unit	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.	120 sq. ft./ 50 sq. ft.

2. Development consisting of 20 units or fewer shall provide a large open lawn area (one of the dimensions shall be a minimum of 50 feet) and include but not be limited to two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
 - a. Enclosed tot lot with multiple play equipment
 - b. Pool and spa
 - c. Barbeque facility equipped with grill, picnic benches, etc.
3. Development consisting of 21 units to 75 units shall provide a large open lawn area (one of the dimensions shall be a minimum of 50 feet) and include but not be limited to three of the recreational amenities listed below, or equivalent, as approved by the Planning Commission.
 - a. Enclosed tot lot with multiple play equipment
 - b. Pool and spa
 - c. Barbeque facility equipped with grill, picnic benches, etc.
 - d. Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - e. Exercise room
 - f. Clubhouse
4. Development consisting of 76 units or more shall provide a large open lawn area (one of the dimensions shall be a minimum of 100 feet) and include but not be limited to four of the following recreational amenities, or equivalent, as approved by the Planning Commission:
 - a. Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to Planning Commission review and approval.
 - b. Pool and spa

- c. Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.
 - d. Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their locations shall be subject to Planning Commission review and approval.
 - e. Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - f. Jogging/walking trails with exercise stations.
 - g. Community garden
 - h. Theater
 - i. Computer Room
 - j. Exercise Room
- 5. Other recreational amenities not listed above, may be considered in lieu of those listed subject to Planning Commission review and approval.
 - 6. Related recreational activities may be grouped together and located at any one area of the common space.
 - 7. Dispersal of recreational facilities throughout the site shall be required for development with multiple recreational facilities.
 - 8. All recreation areas or facilities required by this Section shall be maintained by private homeowners' associations, property owners, or private assessment districts subject to Planning Commission approval.
 - 9. In the R-4 Zone, a maximum of 25 percent of the required common open space may be located on the roof of a garage or building, provided such common usable open space is provided with recreational amenities suitable for the residents of the development subject to City Planning approval.

C. Private Usable Open Space

Each dwelling unit shall be provided with at least one area of private usable open space, as defined in Article X (Definitions), accessible directly from the living area of the unit and as set forth in Table 19.100.070 (Open Space Standards: Multi-Family Residential Zones) and in the following:

- 1. Ground Floor Units: Private usable open space for ground floor units shall be in the form of a fenced yard or patio, a deck or balcony. In order to count toward the open space requirement, a yard area, or uncovered deck or patio shall have a minimum area of 120 square feet. Such private usable open space shall have no dimension of less than 8 feet. No more than 50 percent of ground-level space may be covered by an overhang balcony or patio roof.
- 2. Above-Ground Level Units: Each dwelling unit having no ground-floor living area shall have a minimum aboveground level private usable open space area of at least 50 square feet. Such private usable open space shall have no dimension of less than 5 feet. Above-ground-level space shall have at least one exterior side open above railing height.

D. Trash Collection Areas

Common trash collection areas shall be provided and conform to the regulations set forth in **Chapter 19.XXX (Trash Collection Areas)**

E. Keeping of Animals

Domestic animals in accordance with Table 19.150.020 (B) (Incidental Uses) pursuant to Chapter 19.420 are permitted. All other animal keeping is prohibited.

No poultry, pigeons, rabbits, horses, mules, ponies, goats, swine, cows or similar animals generally considered to be non-household pets shall be kept in any R-3 or R-4 Zone.

F. Pedestrian Accommodation

All developments shall provide paved, lighted pedestrian paths connecting parking areas to the units served, and also connecting units to any common usable open space areas improved with recreational amenities.

G. Private Streets and Driveways

All driveways and streets provided within any multi-family development shall be private and shall be maintained by a private homeowners' association, property owner, or private assessment district. Such private streets and driveways shall be designed, built and maintained as set forth in the permit conditions authorizing such development.

H. Recreational Vehicle Parking

No recreational vehicle shall be parked in any parking space provided to meet the applicable on-site parking requirements set forth in Chapter 19.580 (Parking and Loading) of the Zoning Code. In addition to providing all required spaces, a development may provide a special parking area and spaces for recreational vehicles, provided such area and spaces are screened from view from surrounding properties by a block wall of a minimum height of eight feet. Any such parking area and screen wall shall be subject to Site Plan Review and Design Review as set forth in Section 19.100.020 (Site Plan Review and Design Review Required).

I. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation) (Landscaping).

19.100.080 Site Plan Review and Design Review Required – R-3 and R-4 Zones

All new buildings, structures, and all exterior alterations or enlargements of an existing building or structure in any R-3 or R-4 Zone shall require Site Plan Review approval pursuant to the provisions of Chapter 19.770 (Site Plan Review) and Design Review approval pursuant to the provisions of Chapter 19.710 (Design Review).

19.100.090 Other Regulations Applicable to All Residential Zones

In addition to the regulations established in this Chapter, the following additional regulations shall apply to all residential zones:

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.49: Garage Sales

Chapter 5.75: Mobile Home Parks Rent Stabilization Procedures

Title 6: Health and Sanitation

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Chapter 6.16: Fly-Producing Conditions

Title 8: Animals

Chapter 8.04: Animals

Chapter 8.10: Noisy Animals

Chapter 8.19: Pot-Bellied Pigs

Chapter 8.20: Bees and Apiaries

Title 16: Buildings and Construction

Title 17: Grading

Title 18: Subdivision

Title 19: Zoning

Title 20: Cultural Resources

Chapter 19.110

Commercial and Office Zones

(O, CR, CG and CRC)

19.110.010 Purpose

Four commercial and office zones are established to implement the four commercial and office land use designations in the General Plan. The purpose of each commercial and office zone is as follows:

A. Office Zone (O)

The Office Zone (O) is intended for the location of offices for administrative, business and professional activities, which involve a relatively low volume of direct customer contact. The Zone is also established to allow limited commercial uses that support the office uses and their employees.

B. Commercial Retail Zone (CR)

The Commercial Retail Zone (CR) is intended for a broad range of indoor oriented retail sales and service, and office uses as either stand-alone businesses or as part of commercial centers or office developments.

C. Commercial General Zone (CG)

The Commercial General Zone (CG) is intended to allow for more intense service commercial retail, office, and repair uses. The CG Zone allows for some outdoor retail uses.

D. Commercial Regional Center Zone (CRC)

The Commercial Regional Center Zone (CRC) is intended for intense, regional-serving commercial uses. The areas are located adjacent or in proximity to freeways and arterial roadways that accommodate regional traffic.

19.110.020 Permitted Land Uses

- A. Table 19.150.020 Permitted Uses in Chapter 19.150 (Base Zone Permitted Land Uses) identifies permitted uses, permitted accessory uses, uses permitted subject to the approval of a minor conditional use permit or conditional use permit, or subject to the approval of some other specified permit. Uses not listed in Table 19.150.020 are prohibited unless, pursuant to the provisions of Chapter 19.060 (Interpretation of Code), the Zoning Administrator determines that such use is similar to and no more detrimental than a listed permitted or conditional use.
- B. The provisions set forth in Chapter 19.215 (Neighborhood Overlay Zone- NC) may be applied to any commercial zone and may further limit the uses permitted.

19.110.030 Commercial Development Standards

Table 19.110.030 sets forth the minimum development standards for each of the commercial zones.

Table 19.110.030
Commercial and Office Development Standards

Development Standard	O	CR	CG	CRC	Notes, Exceptions and Special Provisions
Floor-area Ratio (FAR) - Maximum	1.0	0.50	0.50	0.50	See note 2
Lot area - Minimum	8,000 sq. ft. ³	0 sq. ft. ³	20,000 sq. ft. ³	10 acres	See note 3
Lot width - Minimum	65 ft.	60 ft.	100 ft.	300 ft	Pursuant to Title 18 (Subdivision Code)
Lot depth - Minimum	100 ft.	100 ft.	100 ft.	100 ft.	Pursuant to Title 18 (Subdivisions)
Building Height – Maximum	40 ft.	45 ft.	45 ft.	75 ft.	See also Chapter 19.200 – Building Stories Overlay Zone (S)
Front yard setback – minimum	15 ft.	0 ft.	0 ft.	50 ft.	Front yard setbacks shall be increased by 2 ½ feet per story for any story over the second story for any commercial or office zone. See Chapter 19.180 -Building Setback Overlay Zone
Side yard setback - Minimum: A. Interior side B. Street side	5 ft. 15 ft.	0 ft. 0 ft.	0 ft. 0 ft.	20 ft. 50 ft.	Side yard setbacks shall be increased by 2 ½-half feet per story for any story over the second story for any commercial or office zone. Wherever a CRC Zone abuts a property zoned for residential use, the setback shall be 50 ft. with at least 10 feet of landscaping.
Rear yard setback - Minimum	0 ft.	0 ft.	0 ft.	0 ft.	Wherever a CRC Zone abuts a property zoned for residential use, the setback shall be 50 ft. with at least 10 feet of landscaping
Landscape Setbacks	Varies	Varies	Varies	Varies	See Chapter 19.580 – Parking and Loading
Landscape setback from any freeway right-of-way	5 ft	5 ft	5 ft	20 ft	

Notes:

1. The setback areas specified may be used for the following purposes:
 - a. Off-street parking, loading and traffic circulation, including lights for the illumination of such areas, except where landscaped areas may be required by the Planning Commission; or Chapter 19.580 (Parking and Loading).
 - b. Signs necessary to direct and control vehicular and pedestrian traffic within the shopping center;
 - c. The permitted signs identifying the shopping center.
2. The Approving Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development which would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required.
3. Adaptive reuse of a residential property for office or commercial uses – 20,000 square feet and 100 feet of frontage on the primary street serving the site; a minimum lot size of no less than 12,000 square feet may be acceptable upon making findings that the existing character of the area makes a smaller lot area appropriate for adaptive reuse (e.g., conversion of a residence to an office).

19.110.040 Additional Standards, Regulations and Requirements for Commercial & Office Development**A. Walls**

Where any commercial zone adjoins any lot zoned for residential use, a minimum six-foot-high decorative masonry wall shall be erected and maintained along such property line. However, such wall shall be limited in height to 3 feet within the front yard setback requirement.

B. All Activities to Be Conducted Indoors

All activities shall be conducted wholly within a building except those activities specifically permitted within Article VII.

C. Access by Easement Permitted

Direct access to a public street or alley is not required for individual parcels within a commercial or office complex if permanent access to the parcel is provided by recorded easement of the complex.

D. Temporary Sales

Temporary sales activities are permitted subject to the regulations set forth in Chapter 19.740 (Temporary Use Permit).

E. Screening of Mechanical Equipment

The screening of mechanical equipment shall comply with regulations set forth in Chapter 19.555 (Screening of Mechanical Equipment).

F. Screening of Trash Receptacles

The screening of trash receptacles shall comply with regulations set forth in Chapter 19.554 (Trash Enclosures).

G. Utilities

Utilities shall be installed and maintained as set forth in Chapter XXX (Utilities).

H. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

I. Parking

Parking shall be provided as set forth in Chapter 19.580 (Parking and Loading).

19.100.050 Sign Review Required

No new building, structure, outdoor dining area, sign, or exterior alteration and no enlargement of an existing building, structure, outdoor dining area or sign shall be commenced in any commercial or office zone until Design Review approval has been granted pursuant to Chapter 19.710.

19.110.060 Other Regulations Applicable to all Commercial and Office Zones

In addition to the requirements contained in this Chapter, regulations contained in the following additional Codes shall apply to all commercial and office zones.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations
Chapter 5.16: Close-Out Sales
Chapter 5.24: Dance Halls and Public Dances
Chapter 5.28: Poolrooms
Chapter 5.32: Transient Occupancy Tax
Chapter 5.38: Pedestrian Food Vendors
Chapter 5.48: Swap Meet
Chapter 5.52: Massage
Chapter 5.60: Bingo
Chapter 5.64: Motor Vehicle Fuel Price Posting
Chapter 5.65: Convalescent Transport Vehicles
Chapter 5.66: Ambulances

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities
Chapter 6.09: Regulation of Food Handlers
Chapter 6.13: Exterior Structure Maintenance
Chapter 6.14: Landscape Maintenance
Chapter 6.15: Abatement of Public Nuisances
Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

Chapter 8.18: Commercial Kennels

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.40: Adult-Oriented Businesses

Chapter 9.42: Fortunetelling and Occult Arts

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 18: Subdivision

Title 19: Zoning

Title 20: Cultural Resources

Chapter 19.120

Mixed-Use Zones

(MU-N, MU-V, MU-U)

A. General

The mixed-use zones are established with the following intents and purposes:

1. To encourage a mixture of compatible and synergistic land uses, such as residential with compatible non-residential uses including office, retail, personal services, public spaces and other community amenities. These uses are allowed as either:
 - a. singular, stand-alone uses that contribute to a mixture of uses within the zone; or
 - b. combined uses in one project as a mixed-use development.
2. To strengthen the interaction between residential, commercial and employment uses to reduce dependency on automobiles, improve air quality, decrease urban sprawl, facilitate use of transit and encourage conservation of land resources.
3. To provide opportunities for transit-oriented development.
4. To revitalize deteriorating commercial areas by integrating residential uses and public institutions into the commercial fabric to create an active street life and enhance the vitality of businesses.
5. To provide alternatives to new development of small shopping centers.
6. To foster pedestrian-oriented activity nodes by providing a mix of uses in compact, walkable areas.
7. To increase the area available for residential development and provide alternative types of housing.
8. To provide appropriate locations for a broad range of live/work activities to occur.
9. To encourage medium- and high-density residential development to occur in close proximity to employment and services.
10. To allow for a greater variety of land uses and structures, including adaptive reuse of existing structures and flexibility in site planning.

B. Zones Established

Three mixed-use zones are established to provide development opportunities for integrated, complementary residential and commercial development on the same parcel or a contiguous group of parcels. Singular, stand-alone uses are permitted when they foster an overall mixture of uses in the zone. A wide range of uses is permitted, and it is the intent of these zones to foster a mixture of product types. Development solely as commercial or residential districts is strongly discouraged. Design and development standards for all three zones are directed toward encouraging pedestrian activity and ensuring that mixed commercial and residential uses are designed to be compatible both within the development and with other surrounding areas.

1. Mixed Use - Neighborhood (MU-N)

The MU-N Zone provides opportunities for primarily neighborhood-serving commercial uses with limited, low-intensity residential uses in a mixed-use environment. It is intended to preserve the existing housing stock and residential character of neighborhoods, while allowing for development of new housing opportunities and encouraging pedestrian-oriented retail and service uses. The focus of the development and design standards is on ensuring that new and infill development are distributed and designed in a manner sensitive in scale and design to the street environment and adjacent single-family residential areas.

2. Mixed Use - Village (MU-V)

The MU-V Zone provides for medium to high-density residential development with retail, office and service uses primarily at the street level to facilitate a pedestrian environment. It is intended to encourage new housing opportunities, such as live/work units and residential over retail, which are nearby to commercial services. Plazas, courtyards, outdoor dining, transit stops and other public gathering spaces and community amenities, such as art in public spaces, are strongly encouraged. The focus of the development and design standards is on landscaping and buffering techniques to provide transitions from developed commercial areas to lower density residential neighborhoods.

3. Mixed Use - Urban (MU-U)

The MU-U Zone provides opportunities for primarily high-density residential development with commercial, office, institutional, and business uses emphasizing retail, entertainment and student-oriented activities. Such development is intended to facilitate the grouping of innovative housing options with employment uses, entertainment activities, and public gathering spaces, transit stations and other community amenities, such as art in public spaces. The focus of the development and design standards is on ensuring large-scale mixed-use projects are functionally integrated through the relationships between location and types of uses and structures, the efficient use of land, optimal site planning and design elements.

19.120.015 Design Review Required

No new building, structure, outdoor dining area or sign exterior alteration or enlargement of an existing building, structure, outdoor dining area or sign shall be commenced in any mixed-use zone until Design Review approval has been granted pursuant to Chapter 19.710

19.120.020 Definitions

For the purposes of this Chapter, the following terms shall be defined as follows:

A. Mixed-Use Development

Mixed-use development describes development projects that integrate residential uses with compatible commercial and office uses within the same structure. Mixed-use development may also constitute residential and commercial uses in separate buildings or structures on the same parcel or contiguous group of parcels within a single development, provided the various land uses are unified by courtyards, plazas, strong pedestrian linkages, etc.

B. Live/Work Unit

A live/work unit is an integrated living unit and working space with an internal connection between the living and working space, occupied and utilized by a single housekeeping unit.

19.120.030 Site Plan Review Permit and Required Findings

- A New development in the Mixed Use - Village (MU-V) and Mixed Use - Urban (MU-U) Zones is subject to Site Plan Review in accordance with Chapter 19.770 of the Zoning Code. Prior to submittal of a Site Plan Review application, a pre-application conference with the Planning and Building Department staff is encouraged.
- B The Planning Commission may approve a Site Plan Review Permit for new development in the MU-V and MU-U Zones upon making the following findings:
1. The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed-use zones (Section 19.120.010).
 2. The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area.
 3. The proposed development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses. Mixed-use zones that develop solely as commercial or residential uses do not meet the intent or purpose of their establishment at designated locations throughout the City.
 4. The proposed development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.170.

19.120.040 Phasing

- A For any mixed-use development that is proposed to be constructed in phases, the applicant shall submit a development phasing plan, to be reviewed in conjunction with the Site Plan Review Permit where required, that specifies the chronology of development, including structures, public facilities and infrastructure. The project shall be phased so that supporting public facilities and infrastructure are provided concurrent with their need and are completed before the occupancy of structures. Project phasing may be reviewed independently subsequent to initial approval of the Site Plan Review Permit.
- B If the initial phase of development does not include a mix of uses, the conditions may be applied to the development phasing plan so that a mix of component uses is provided before the completion of the project.

19.120.050 Use Regulations

- A Table 19.150.020 identifies the permitted uses in the MU-N, MU-V and MU-U Zones as singular, stand-alone uses or combined uses in a mixed-use development, provided such uses are consistent with the objectives and policies of the General Plan and adhere to the definitions, development and design standards set forth herein.

- B Certain uses, although permitted, may be inappropriate at specific sites in order to meet the intent of the zone. The Site Plan Review process is used to determine whether a proposed use is appropriate at a specific location in any MU-V or MU-U zones.
- C Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 19.150.020.
- D When a use is not specifically listed in Table 19.150.020, the Zoning Administrator, pursuant to the provisions in Chapter 19.060 (Interpretation of Code), shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to and no more detrimental than those permitted in the zone. Uses not listed, or otherwise determined by the Zoning Administrator to be permitted, are prohibited.

19.120.060 Development Standards

A. General

Table 19.120.050 identifies the development standards applicable to all development in the mixed-use zones. Certain development standards may be subject to special conditions. These standards are provided here or as otherwise referenced. Under Site Plan Review, more restrictive development standards may be applied by the Planning Commission.

Table 19.120.050
Mixed-Use Zone Development Standards

	Zones			
Development Standards	MU-N	MU-V	MU-U	Notes, Exceptions and Special Provisions
Lot Area – Minimum	7,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	
Lot Depth – Minimum	100 ft	100 ft	100 ft	
Lot Width – Minimum	60 ft	75 ft	80 ft	
Front Yard Setback – Minimum	15 ft	15ft	0 ft	
Side Yard Setback – Minimum	0 ft	0 ft	0 ft	See Section 19.120.050.B.1
Rear Yard Setback – Minimum	15 ft	15 ft	15 ft	See Section 19.120.050.B.2
Building Height – Maximum	35 ft	45 ft	60 ft	See Section 19.120.050.B.3
Front Building Facade Length – Maximum	60 feet	125 ft	125 ft	
FAR - Maximum	1.0 FAR	2.5 FAR	4.0 FAR	See Section 19.120.050.B.4
Residential Density – Maximum	10 du/ac	30 du/ac	40 du/ac	See Section 19.120.050.B.5
Open Space Requirements - Stand Alone	See Note	See Note	See Note	See Section 19.100.060 (Additional Requirements for the R-3 and R-4 Zones)
Open Space Requirements - Mixed-Use Development				
A. Minimum Private Open Space	50 sq.ft/du	50 sq ft/du	50 sq ft/du for at least 50% of the units	See Section 19.120.050.B.6
B. Minimum Common Open Space	50 sq ft/du	50 sq ft/du	50 sq ft/du	See Section 19.120.050.B.7

B. Notes, Exceptions and Special Provisions

1. The minimum side yard setback in the MU-N Zone shall be 10 feet when adjacent to a residential zone. The minimum side yard setback in the MU-V and MU-U Zones shall be 15 feet when adjacent to a residential zone, or if the project contains a residential component.
2. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone or if the project contains a residential component. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley.

3. The maximum building height in the MU-N Zone shall be 35 feet, or 2 stories, whichever is less.
4. The maximum floor-area ratio (FAR) applies to all development on the site, excluding parking structures.
5. Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.
6. Private useable open space shall have a minimum dimension on any side of 5 feet.
7. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet.
8. Acronyms used in Table 19.120.050 are as follows:
 - sq. ft. = square feet
 - du = dwelling unit
 - ac = acre
 - ft = feet

C. Parking Requirements

1. Parking for uses in the mixed-use zones shall be provided as required in Chapter 19.580 (Parking and Loading). A reduction in the number of required parking spaces may be permitted for mixed-use development and/or stand-alone uses in mixed-use zones subject to the approval of a shared parking arrangement.
2. Parking spaces shall be specifically designated for non-residential and residential uses by the use of posting, pavement markings and/or physical separation. There should be separate entrances and exits, or a designated lane for residents in order to minimize waiting times for residents.
3. Parking structures shall be architecturally integrated with the project design and their visual impact minimized through proper siting and design. Parking structures shall include architectural detailing, façade treatment, artwork, landscaping or similar features to enhance the street façade.
4. Shared driveways and parking arrangements between commercial uses are strongly encouraged.
5. Parking between the sidewalk and buildings shall be prohibited.

D. Special Provisions for Live/Work Units

1. The following provisions apply to live/work units:
 - a. Floor area requirements

The minimum floor area of a live/work unit shall be 750 square feet.

b. Access to units

Access to individual units shall be from common access areas, corridors or hallways.

c. Internal layout

All living space within the live/work unit shall be contiguous with, and an integral part of, the working space, with direct access between the two areas.

d. Occupancy and employees

At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

e. Retail sales

Retail space may be integrated with working space.

f. Business Tax Certificate

A business tax certificate shall be obtained in compliance with the Municipal Code, Title 5, for business activities conducted within the live/work unit.

19.120.070 Design Standards and Guidelines

The purpose of this Section is to facilitate high quality development within mixed-use zones. Innovative project design, particularly involving infill development and reuse of existing structures, is required. These standards and guidelines address site planning and building design, and are in addition to the development standards in Section 19.120.060 of this Chapter, and the Citywide Design Guidelines.

A. Setbacks

1. The front setback area shall include landscaping and/or a hard-surface expansion of the sidewalk. Walkway connections to building entrances shall include special paving treatment or materials. The use of awnings, canopies and arcades shall be provided as appropriate to provide visual interest and shade.
2. In pedestrian areas along street frontages in the MU-U Zone, where there is no front building setback (0-foot setback), a portion of the front building elevation may be set back to allow for outdoor use, such as outdoor patio dining, display, public art, entry forecourts, or other amenity appropriate to an urban development.

B. Building Siting, Orientation and Entrances

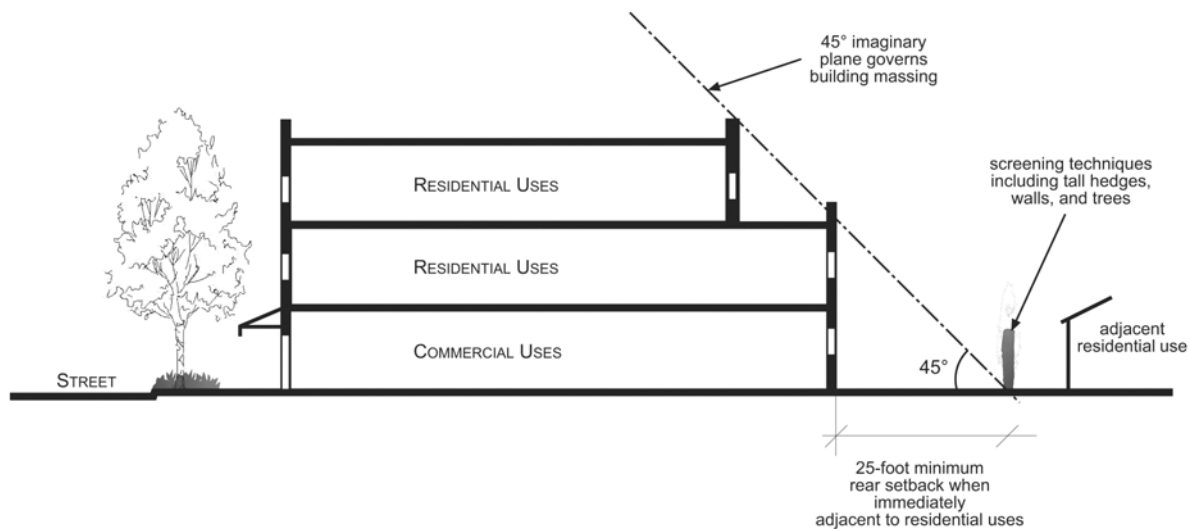
1. Buildings should be sited to avoid random and irregular building relationships, and shall be arranged to create a sense of unity and overall harmony. To the maximum extent possible, new structures shall be clustered to create plazas and pedestrian malls and avoid the creation of "barrack-like" rows of structures. Where clustering is impractical, a visual link between separate structures should be established. This link can be

accomplished through the use of an arcade system, trellis or other open structure (See Figure 19.120.070.I).

2. The main entrance or entrances shall be oriented to the street or major plazas or open space. Main entries to buildings should be clearly demarcated, visible and accessible from the street and/or pedestrian walkways. Secondary entries may be from parking areas.
3. Commercial facilities in mixed-use projects should be oriented to the street, with parking generally located in the rear or side of buildings. The perimeter of parking areas and driveways adjacent to streets and sidewalks shall be screened with an attractive low wall, berm, fence or landscaping.

C. Scale and Mass

1. The scale and mass of a new mixed-use development should be consistent with neighboring developments and not overwhelm them with disproportionate size or incompatible design. Buildings shall step down to lower-profile buildings on adjacent properties.
2. At residential edges, buildings should maintain low profiles to provide a transition between urban and residential areas (Figure 19.120.070.C). Taller elements of the building shall increasingly step back from adjacent single-family residential zones. No portion of the building, excluding parapets, shall be above an imaginary plane drawn at the rear property line, which is adjacent to a residential zone, and extended at an angle of 45 degrees toward the center of the property.



Setbacks and massing for buildings adjacent to residential uses.

Figure 19.120.070C

D. Building Modulation and Articulation

1. Building design shall avoid large monotonous facades, long straight-line building fronts, plain box shapes, and barren exterior treatment. All building elevations visible from a public way, including freeways, shall be highly articulated and incorporate the chosen design theme in a consistent manner.

2. Commercial facades of mixed-use projects should be modulated at least every 50 feet by changes in building mass or facade treatment, such as projected entrance windows, roof form or other architectural features.
3. Building facades shall be designed so as to give individual identity to each vertical module of residential units, using techniques such as providing a deep notch between the modules; varying architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type); providing porches and balconies; varying color or materials of each individual module within a harmonious palette of colors and materials, etc.

E. Privacy for Residential Units

1. Buildings shall be oriented to promote privacy to the greatest extent possible. In mixed-use projects, residential windows should face away from loading areas and docks. To the extent residential windows face the windows of an adjacent unit, the windows should be offset to maximize privacy.
2. Windows, balconies or similar openings should be oriented so as not to have a direct line-of-sight into adjacent units within the development (Figure 19.120.070.E). In addition, units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.
3. Landscaping may be used to aid in privacy screening and as a buffer from commercial development.

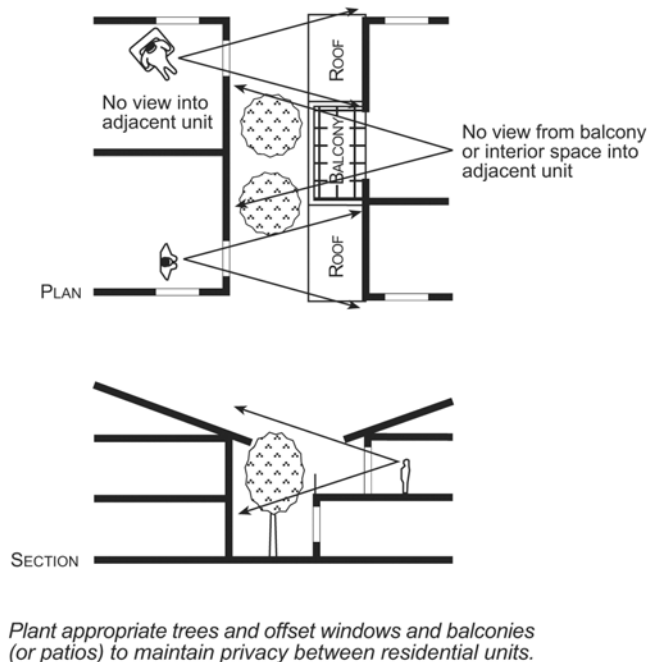


Figure 19.120.070.E

F. Vehicle Circulation and Access

1. Site access and internal circulation shall promote safety, efficiency and convenience. Vehicular traffic shall be adequately separated from pedestrian circulation. Vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.

2. The number of site access points or driveway aprons shall be minimized for aesthetic purposes, to achieve efficient and productive use of paved access ways and to eliminate traffic and pedestrian hazards. They should be located as far as possible from street intersections, and should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway. Common driveways that provide vehicular access to more than one site are encouraged.

G. Pedestrian Circulation

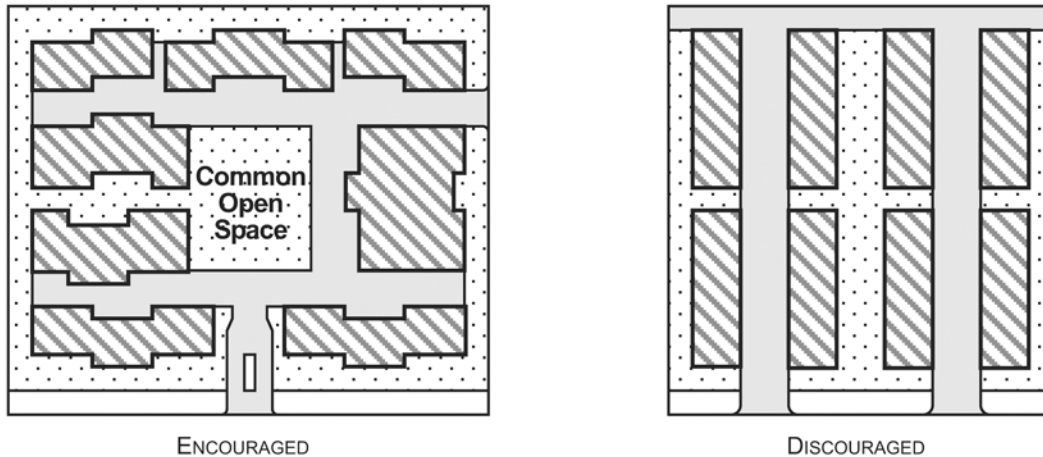
1. All new uses shall be oriented and designed to enhance pedestrian movement to and between adjacent uses.
2. New development shall include pedestrian walkways, which shall be separated from vehicular traffic to the extent possible. Pedestrian entrances and walkways shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.
3. Pedestrian walkways shall link dwelling units with commercial facilities in the project, common open space, plazas and courtyards, parking areas and public sidewalks.
4. Decorative paving or some other method shall be used to delineate crossings at circulation drives and parking aisles.

H. Plazas and Courtyards

New development shall incorporate outdoor plazas and courtyards into their design. Buildings may be clustered to create usable pedestrian areas.

I. Open Space

1. Common open space areas shall be convenient to the majority of dwellings, and shall contain amenities appropriate to the project's size (Figure 19.120.070.I).
2. Private useable open space shall be contiguous to the unit served and screened from public view for privacy. All balconies and patios that front a public street shall be substantially enclosed for screening and privacy.
3. In the MU-V and MU-U Zones, rooftop open space may be used as common useable open space or private useable open space, when directly accessible to the unit(s) it serves.



Orient buildings to create useable open space in a convenient location.

Figure 19.120.070 I

J. Outdoor Display and Storage

Commercial outdoor display and storage shall not be permitted except as specified in Chapter 19.470 (Outdoor Sales, Display and Storage).

K. Trash Receptacles and Enclosures

1. The residential units shall maintain a trash storage container area that is separate from that used by the commercial uses. It shall be clearly marked for residential use only.
2. All trash storage areas for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential uses.
3. The provisions of Chapter 19.554 (Trash Enclosures) regarding requirements for the screening of trash receptacles shall apply.

K. Mechanical Equipment Screening

The provisions of Chapter 19.555 (Screening of Mechanical Equipment) regarding required screening of mechanical equipment shall apply.

19.120.080 Performance Standards

The purpose of this Section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including but not limited to traffic, noise, light and safety impacts. In the interests of both the residents and the businesses, no Site Plan Review Permit shall be approved for a project unless the project is designed to meet the following performance standards, in addition to performance standards set forth in Chapter 19.590 (Performance Standards).

A. Noise

1. Residential units shall be constructed and designed to meet the performance standards in Title 7 (Noise Control) and Title 16 (Buildings and Construction). Proper design may include, but shall not be limited to, building orientation, double windows, wall and ceiling insulation, and orientation of and insulations or vents.
2. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, routine deliveries or late-night activity. No amplified sound, including music, shall be audible to neighboring residents.
3. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.

B. Security

1. The residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits that are directly accessible to secured parking areas. Where residential units are in the same structure as a commercial use, access to residential units shall be from a secured area located on the first floor at the ground level.
2. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.
3. Any multi-family residential development or group home shall participate in the City's Crime Free Multi-Housing Program, or successor equivalent program.

C. Light and Glare

1. All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.
2. The candlepower of outdoor lighting shall be the minimum required for safety purposes.
3. The provisions of Section 19.590.070 (Light and Glare) shall apply.

19.120.090 Other Regulations Applicable to Mixed-Use Zones

In addition to the requirements contained in this Chapter, regulations contained in the following Chapter of the Zoning Code and the Municipal Code may apply to development in the mixed-use zones.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations
Chapter 5.16: Close-Out Sales
Chapter 5.24: Dance Halls and Public Dances
Chapter 5.28: Poolrooms
Chapter 5.32: Transient Occupancy Tax
Chapter 5.38: Pedestrian Food Vendors
Chapter 5.49: Garage Sales
Chapter 5.52: Massage

Chapter 5.60: Bingo
Chapter 5.64: Motor Vehicle Fuel Price Posting
Chapter 5.49: Garage Sales

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities
Chapter 6.09: Regulation of Food Handlers
Chapter 6.13: Exterior Structure Maintenance
Chapter 6.14: Landscape Maintenance
Chapter 6.15: Abatement of Public Nuisances
Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

Chapter 8.04: Animals
Chapter 8.10: Noisy Animals
Chapter 8.18: Commercial Kennels
Chapter 8.19: Pot-Bellied Pigs

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties
Chapter 9.09: Public Pay Telephone Regulations
Chapter 9.16: Litter and Littering
Chapter 9.42: Fortune telling and Occult Arts
Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Buildings and Construction

Title 17: Grading

Title 18: Subdivision

Title 19: Zoning

Title 20: Cultural Resources

Chapter 19.130

Industrial Zones

(BMP, I, AI and AIR)

19.130.010 Purpose

The industrial zones are established to implement the Business/Office Park and Industrial land use categories of the General Plan. The purpose of the industrial zones is to provide areas appropriate for a wide variety of industrial, manufacturing, and support uses that have the potential to provide jobs and generate tax revenue in Riverside. Commercial uses allowed in the industrial zones are intended to serve the needs of the industrial and surrounding uses and their employees, and generally are not intended to draw customers from a larger region. The purpose of each of the industrial zones is as follows:

A. Business and Manufacturing Park Zone (BMP)

The Business and Manufacturing Park Zone (BMP) is established to provide a district for low-intensity and low-impact industrial, office, and related uses. Typical uses include research and development facilities and laboratories; administrative, executive and professional offices; small-scale warehouses, light manufacturing; and support commercial.

B. General Industrial Zone (I)

The General Industrial Zone (I) is established to provide a district for general manufacturing and wholesaling, limited warehousing and distribution facilities, and support commercial.

C. Air Industrial Zone (AI)

The Air Industrial Zone (AI) is established to help protect the health, safety and general welfare of the Riverside Municipal Airport and its environs, including provisions for sensible growth and high-quality development tailored to the varied development conditions of the airport area. The AI zone consists of four subzones—AI-1, AI-2, AI-3, and AI-4 – with the following primary purposes:

1. AI-1: To establish areas for businesses needing large-scale, high-visibility locations.
2. AI-2: To establish areas for airport, industrial, office and limited commercial uses needing moderate scale sites at or adjacent to the Riverside Municipal Airport.
3. AI-3: To establish areas for moderate-size uses with varying locations and site size needs.
4. AI-4: To establish areas for small-size uses with limited visibility and site size needs.

D. Airport Zone (AIR)

The Airport Zone (AIR) is established in recognition of the importance of airport and aviation-related uses to the City's economy, and to allow for aviation, industrial, service and commercial uses related to or compatible with or convenient for airport operations.

19.130.020 Permitted Land Uses

Table 19.150.020 (Permitted Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identifies permitted uses, permitted accessory uses, uses permitted subject to the approval of a minor conditional use permit or conditional use permit, or subject to the approval of some other specified permit. Uses not listed in Table 19.150.020 are prohibited unless, pursuant to the provisions of Chapter 19.060 (Interpretation of Code), the Zoning Administrator determines that such use is similar to and no more detrimental than a listed permitted or conditional use.

19.130.025 Uses Specifically Prohibited

The following uses are specifically prohibited in any industrial zone:

1. Any residential use other than permitted caretaker housing
2. Ammonia, chlorine or bleaching powder manufacture
3. Animal slaughtering
4. Asphalt batching plant and rock, sand and gravel pit crushing and screening plant
5. Automobile wrecking, dismantling, and salvage yards
6. Bone, coal or wood distillation
7. Brick, tile or clay products manufacture
8. Cement, lime, gypsum or plaster of paris manufacture, except that the manufacture of cement products shall be permitted
9. Explosive manufacture or storage
10. Fat rendering
11. Fertilizer manufacture
12. Foundry or smelting of ferrous metals, steel mill or boiler works
13. Garbage, offal, dead animal or refuse incineration, reduction or dumping
14. Glue manufacture
15. Hydrochloric, nitric or sulfuric acid manufacture
16. Junk, rag or scrap iron storage yards or bailing
17. Petroleum refining or petroleum products manufacture
18. Rock, sand or gravel excavating
19. Rubber or gutta-percha manufacture
20. Soap manufacture

21. Stockyard, cattle-feeding yard or hog ranch
22. Tallow, grease or lard manufacture or refining
23. Tanning, curing or storing of raw hides or skins
24. Other uses which, by written decision of the Zoning Administrator, are determined to be detrimental to the public welfare by reason of the emission of odor, dust, smoke, gas, noise, vibration or other causes

19.130.030 Development Standards for Industrial Zones

- A. Table 19.130.030A BMP, I, and AIR Industrial Development Standards sets forth the minimum development standards for all development in the BMP, I, and AIR Zones. Table 19.130.030B AI Industrial Development Standards sets forth the minimum development standards for all development in the AI Zones.

Table 19.130.030A
BMP, I, and AIR Industrial Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions and Special Provisions
Floor-area Ratio (FAR) – Maximum ¹	1.50	0.60	0.60	
Lot Area – Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth – Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	45 ft.	45 ft.	45 ft.	
Front Yard Setback – Minimum ^{5, 6}	—	20 ft.	15 ft.	<p>- In the BMP Zone, 20 feet of the required 50-foot front yard shall be landscaped. However, a 40-foot front yard shall be permitted if it is landscaped in its entirety.</p> <p>- In the BMP Zone, the 20-foot front yard setback required for buildings 30 feet or less in height shall be landscaped in its entirety.</p>
a. Buildings over 30 ft. in height/ on an arterial street	50 or 40 ft. ⁵ (See Notes)	—	—	
b. Buildings 30 ft. or less in height/ not on an arterial	20 ft. (See Notes)	—	—	
Side Yard Setbacks – Minimum ⁸				
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to Street or Alley	Same as Front Yard	20 ft. ⁸	15 ft. ⁸	
Rear Yard Setback – Minimum	0 ft. ⁹	0 ft. ⁹	15 ft. ⁹	
- Adjacent to Streets	Same as Front Yard	20 ft.	20 ft.	

- Adjacent to an alley separating the industrial use from any residential zone or use.	20 ft.	20 ft.	20 ft.	
--	--------	--------	--------	--

Notes:

1. The Approving Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development which would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Site Plan Review approval by the Zoning Administrator is required for any master plan.
3. See restrictions in Chapter 19.170 for AP Overlay Zone.
4. In the BMP Zone, off-street parking , gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than 6 feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. Sidewalks, vehicular access drives and railroad tracks which are perpendicular to the front property line shall be permitted in the front setback of the BMP, I and AIR Zones.
6. Meter pits, and utility manholes extending not more than 6 inches above the finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in the front yard of any industrial zone.
7. A minimum 10-foot on-site landscape planter shall be required along the street side yard of the I and AIR Zones.
8. A minimum side yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.
9. A minimum rear yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.

Table 19.130.030B

AI Industrial Development Standards

Development Standards	AI Zones			
	AI-1	AI-2	AI-3	AI-4
Floor Area Ratio (FAR) – Maximum ⁵	1.50	1.50	1.50	1.50
Lot Area – Minimum ²	5 Acres			
- Major Arterial Frontage		40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
- All Other Streets		20,000 sq. ft.	20,000 sq. ft.	14,000 sq. ft.
Lot Width – Minimum	300 ft.			
- 40,000 sq. ft Lot (Major Arterial Frontage)		140 ft.	140 ft.	140 ft.
- 20,000 sq. ft. Lot		100 ft.	100 ft.	
- 14,000 sq. ft. Lot				100 ft.
Building Height – Maximum ⁴	45 ft.	45 ft.	45 ft.	45 ft.
Front Yard Setback – Minimum	50 ft. (front 20 ft. landscaped)			
- 40,000 sq. ft Lot (Major Arterial Frontage)		50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)
- 20,000 sq. ft. Lot		20 ft. (all landscaped)	20 ft. (all landscaped)	
- 14,000 sq. ft. Lot				15 ft. (all landscaped)
Side Yard Setback – Minimum ¹	20 ft.			
- 40,000 sq. ft Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
- 20,000 sq. ft. Lot		None	None	
- 14,000 sq. ft. Lot				None
Rear Yard Setback – Minimum ¹	20 ft.			
- 40,000 sq. ft Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
- 20,000 sq. ft. Lot		None	None	
- 14,000 sq. ft. Lot				None

Notes:

1. The side or rear yard setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use.
2. Smaller minimum lot areas may be established by a specific plan or airport master plan. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Plot plan approval by the Zoning Administrator is required for any master plan.
3. See also restrictions in Chapter 19.170 for AP Overlay Zone.
4. No building, structure or tree may penetrate the flight zone of an airport per the "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25. Any height variance will be subject to the approval of the Zoning Administrator and Airport Director.
5. The Approving Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development which would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required.

19.130.040 Additional Standards, Regulations and Requirements for the BMP, I, AIR and AI Zones**A. Walls**

Wherever a lot or parcel in any industrial zone sides on or backs onto a lot or parcel in any zone that allows residential uses, or to an alley which separates an industrial zone from any zone that allows residential uses, a minimum 6-foot high solid masonry wall shall be constructed along the property line separating the industrial zone from the zone that allows residential uses, or along the alley right-of-way line on the industrial side of the alley. However, such wall shall be limited in height to 3 feet in any front yard or street side yard area. Such wall shall not be required until the industrial lot or parcel is occupied by a permitted use.

B. Outdoor Display and Storage

Except for the outdoor storage and display of aircraft, outdoor display and storage shall not be permitted except as specified in Chapter 19.470 (Outdoor Sales, Display and Storage).

C. Use of Interior Rear and Side Yards for Off-street Parking and Loading

Except for required landscape areas, required interior rear yards and side yards may be used for off-street parking, off-street loading, outdoor storage incidental to a permitted use, and any use permitted in the required front yard area; provided such loading, parking and storage areas are acoustically shielded and screened from public view to the satisfaction of the Zoning Administrator.

D. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light, Glare and Heat).

E. Screening of Mechanical Equipment

All roof-supported or ground-supported mechanical equipment shall comply with the regulations set forth in Chapter 19.555 (Screening of Mechanical Equipment).

F. Landscaping

Front and side yard areas adjacent to streets shall be suitably landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). Such setbacks shall not be used for off-street parking, loading, storage or accessory buildings.

G. Performance Standards

All uses shall comply with the performance standards set forth in Chapter 19.590 (Performance Standards) for industrial uses, except that the noise associated with aircraft operations shall be exempt from noise standards but shall comply with any applicable Federal Aviation Administration regulations regarding noise.

H. Parking and Loading Requirements

Parking areas shall be provided as set forth in Chapter 19.580 (Parking and Loading).

19.130.050 Design Review Required

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced in any industrial zone until Design Review approval has been granted pursuant to Chapter 19.710 (Design Review).

19.130.060 Other Regulations Applicable to Industrial Zones

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations
Chapter 5.16: Close-Out Sales
Chapter 5.24: Dance Halls and Public Dances
Chapter 5.28: Poolrooms
Chapter 5.32: Transient Occupancy Tax
Chapter 5.38: Pedestrian Food Vendors
Chapter 5.48: Swap Meet
Chapter 5.52: Massage
Chapter 5.60: Bingo
Chapter 5.64: Motor Vehicle Fuel Price Posting
Chapter 5.65: Convalescent Transport Vehicles
Chapter 5.66: Ambulances

Title 6: Health and Sanitation

- Chapter 6.08: Regulation of Food Establishments and Food Facilities
- Chapter 6.09: Regulation of Food Handlers
- Chapter 6.13: Exterior Structure Maintenance
- Chapter 6.14: Landscape Maintenance
- Chapter 6.15: Abatement of Public Nuisances
- Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

- Chapter 8.18: Commercial Kennels

Title 9: Peace, Safety and Morals

- Chapter 9.07: Charge for Police Response to Loud or Large Parties
- Chapter 9.09: Public Pay Telephone Regulations
- Chapter 9.16: Litter and Littering
- Chapter 9.40: Adult-Oriented Businesses
- Chapter 9.42: Fortunetelling and Occult Arts
- Chapter 9.48: Disclosure of Hazardous Materials

Title 12: Airport and Aircraft

Title 16: Building and Construction

Title 17: Grading

Title 18: Subdivision

Title 19: Zoning

Title 20: Cultural Resources

Chapter 19.140

Public Facilities Zone

(PF)

19.140.010 Purpose

The Public Facilities Zone (PF) is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas which, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters.

19.140.015 Review Required

Any new building or structure or any exterior alteration or enlargement of an existing building or structure shall be subject to Design Review pursuant to Chapter 19.710 (Design Review).

19.140.020 Permitted Land Uses

- A. The following uses are permitted as a matter of right in the Public Facilities Zone:
1. Drainage and flood control facilities
 2. Any public facility use not involving a structure or building, except for public parks
- B. The following uses are permitted in the Public Facilities Zone subject to the granting of a Conditional Use Permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permits) of the Zoning Code.
1. Public buildings and associated grounds used for governmental and related purposes and activities
 2. Public educational institutions
 3. Public parks and recreation facilities
 4. Public rifle, pistol and archery ranges
 5. Zoos, arboretums, wildlife preserves and similar uses
 6. Water and sewage treatment plants
 7. Utility substations
 8. Power generation facilities
 9. City and other government agency storage and maintenance yards
 10. Public parking garages

19.140.030 Development Standards for Public Facilities**A. Setbacks**

Any building or other structure established in the Public Facilities Zone shall be set back a minimum of 20 feet from all property lines. For any building adjacent to a zone permitting residential uses, an additional setback of 1 foot for every 2 feet of building height in excess of 45 feet shall be required for any yard area abutting the zone permitting residential uses.

B. Building Height

The maximum height for any building or structure in the Public Facilities Zone shall be 60 feet or 4 stories, whichever is less.

C. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). In addition, any setback abutting a public street shall be fully landscaped.

D. Screening

Utility substations, storage and maintenance yards, and similar facilities that have an industrial character shall be screened from public view by any combination of block walls, landscaping, or durable fencing materials that complement the site. Such screening materials shall have a minimum height of 8 feet.

E. Refuse Collection and Storage Areas

All refuse collection and storage areas shall be screened as required by Chapter 19.XXX.XXX (XXXX) and Chapter 19.470 (Outdoor Storage).

19.140.040 Other regulations applicable to the Railway Zone

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations
Chapter 5.38: Pedestrian Food Vendors

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities
Chapter 6.09: Regulation of Food Handlers
Chapter 6.13: Exterior Structure Maintenance
Chapter 6.14: Landscape Maintenance
Chapter 6.15: Abatement of Public Nuisances

Title 7: Noise Control**Title 9: Peace, Safety and Morals**

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 19: Zoning

Title 20: Cultural Resources

Chapter 19.145

Railway Zone

(RWY)

19.145.010 Purpose

The Railway Zone (RWY) is established to preserve and protect existing railroad rights-of-way exclusively for rail transportation and related uses. The Railway Zone is further intended to ensure development that use of railroad rights-of-way is consistent with the General Plan and compatible with adjacent uses.

19.145.020 Permitted Land Uses

- A. The following uses shall be permitted by right in the Railway zone:
1. Right-of-way for railroad and associated transportation of goods and persons.
 2. Uses customarily incidental to railway operations and their related transportation purposes, including railway related structures and accessory buildings used specifically for that railway or transportation business, but not including manufacturing or business purposes not directly in connection with a railway or carrier itself.
 3. Light-rail transit related facilities consisting of:
 - a. Tracks
 - b. Energy transmission facilities, including rights-of-way and pressure control or booster stations for gasoline, electricity, natural gas, synthetic natural gas, oil or other forms of energy sources
 4. Public streets
 5. Any other use which the Zoning Administrator, pursuant to **Chapter XXX (XXXX)** of the Zoning Code, may determine to be similar to the permitted uses in the zone and to fall within the intent and purposes of the zone.
- B. Construction Caretaker Temporary Living Quarters shall be permitted subject to approval of a Minor Conditional Use Permit pursuant to the provisions of Chapter 19.730 (Minor Conditional Use Permit).
- C. The following uses are permitted subject to the granting of a conditional use permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit):
1. Parking lots, although no structures other than fencing are allowed.
 2. Maintenance/repair facilities
 3. Train Stations
- D. Sound attenuation walls shall be permitted subject to Design Review pursuant to the provisions of Chapter 19.710 (Design Review).

19.145.030 Development Standards for the Railway Zone

Table 19.145.030 identifies the development standards applicable to all development within the Railway Zone.

**Table 19.145.030
Railway Zone Development Standards**

Development Standards	Standard
Lot Area - Minimum	None
Lot Coverage - Minimum	None
Setbacks - Minimum	None required, except for setbacks along major streets that may be required by Chapter XXXX.
Building Height - Maximum	35 ft.

19.145.040 Other Regulations Applicable to the Railway Zone

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities
 Chapter 6.09: Regulation of Food Handlers
 Chapter 6.13: Exterior Structure Maintenance
 Chapter 6.14: Landscape Maintenance
 Chapter 6.15: Abatement of Public Nuisances

Title 7: Noise Control**Title 9: Peace, Safety and Morals**

Chapter 9.16: Litter and Littering
 Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction**Title 17: Grading****Title 19: Zoning****Title 20: Cultural Resources**

Chapter 19.150

Base Zone Permitted Land Uses**19.145.010 Purpose**

This Section establishes land use regulations for all base zones listed in this Article consistent with the stated intent and purpose of each zone.

19.145.020 Permitted Land Uses

Table 19.150.020 Permitted Uses Table identifies permitted uses, permitted accessory uses, uses permitted subject to the approval of a minor conditional use permit or conditional use permit, or subject to the approval of some other specified permit. Uses not listed in Table 19.150.020 are prohibited unless, pursuant to the provisions of Chapter 19.060 (Interpretation of Code), the Zoning Administrator determines that such use is similar and no more detrimental than a listed permitted or conditional use.

Article 5 – PERMITTED USES TABLE

Table 19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Accessory Buildings & Structures A. Cargo Containers																						See Incidental Uses Table
Adult-Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	¹	9.40 – Adult-Oriented Businesses 19.240 – Adult-Oriented Businesses
Agricultural Field Office																						See Incidental Uses Table
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	P	P	P	X	P	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X		
Aircraft Charter Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		For parking see Offices – Business and Professional under 19.580
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X		For parking see Vehicle Sales under 19.580
Aircraft Sales, Rental, Service, Repair and Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		For parking see Vehicle Sales under 19.580
Airports – Private	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X		
Airports – Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		
Alcohol Sales																						See Incidental Uses Table
Ambulance Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		5.65 – Convalescent Transport Vehicles 5.66 – Ambulances
Animal Keeping																						See Incidental Uses Table
Arcades and Internet/Cyber Cafés	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		19.245 – Arcades and Internet/Cyber Cafés
Artist Studio (Including Photo)	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	X	X	X	X	X	X		For parking see Offices – Business, and Professional under 19.580
Assemblies of People – Entertainment – Not Including Adult-Oriented Businesses (e.g., Theater – Live Performance, Motion Picture, Auditoriums, Banquet Halls, etc.)	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X		19.250 – Assemblies of People – Entertainment 5.24 – Dance Halls & Public Dances
Assemblies of People – Non-Entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.) A. Storefront	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	C	X	X	X	X		19.255 – Assemblies of People – Non-Entertainment 5.24 – Dance Halls & Public Dances 5.60 – Bingo
	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	X	X		

¹ For uses permitted in the Downtown Specific Plan see the Specific Plan.

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
RCP = Recycling Center Permit, Chapter 19.870.
DCP = Day Care Permit, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740.
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article 5 – PERMITTED USES TABLE

Table 19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Assisted Living (Residential Care Facilities)	X	X	X	X	C	C	X	C	C	C	X	X	X	X	X	X	X	X	X	X		19.260 – Assisted Living 5.65 – Convalescent Transport Vehicles
Astrology and Fortune-telling (Occultist)	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	X	X	X	X	X	X		9.42 – Fortunetelling & Occult Arts For parking see Offices – Business, and Professional under 19.580
Auction House (Indoor)	X	X	X	X	X	X	X	X	C	C	X	X	X	X	C	C	X	X	X	X		For parking see Assemblies of People under 19.580
Auxiliary Dwelling Unit																						See Incidental Uses Table
Bail Bonds Office	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X		19.262 – Bail Bonds Establishments For parking see Offices – Business, and Professional under 19.580
Bakery – Retail	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X		For parking see Retail Sales under 19.580
Bakery – Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X		For parking see Manufacturing under 19.580
Banks and Financial Institutions/Services, Including Brokerages	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	MC	X	X	MC	X	X		
Bars, Night Clubs, Saloons, Cocktail, Lounges & Taverns	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	X	X	X	X	X	X		
Bed and Breakfast Inn A. In Historic Residence (Not part of a Mixed Use Development)	X X	X X	X X	X MC²	X MC²	X MC²	X X	X MC²	P MC²	P MC²	SP MC²	P MC²	SP MC²	SP MC²	X X	X X	X X	X X	X X	X X		19.310 – Historic Residence Used for Retail Business, Office or Bed and Breakfast
Boardinghouse	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Boarding of Cats and Dogs/Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X		19.265 – Boarding of Cats and Dogs/Kennels
Bus Terminals	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	C	X	X	X	X		19.270 – Bus Terminals
Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	P	X	P	P	X	X		
Caretaker Living Quarters																						See Incidental Uses Table
Catering Establishments	X	X	X	X	X	X	X	C	P	P	SP	P	SP	SP	P	P	X	C	X	X		6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Cemeteries, Mortuaries & Ancillary Uses A. Crematoriums	X X	X X	C X	C X	C X	X X	X X	X X	C C	C C	X X	X X	X X	X X	X X	C C	C C	C C	X X	X X		

2

Only in a historic residence pursuant to Chapter 19.310.

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
RCP = Recycling Center Permit, Chapter 19.870.
DCP = Day Care Permit, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740.
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article 5 – PERMITTED USES TABLE

Table 19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Check Cashing	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X		19.272 – Check Cashing Establishments For parking see Banks and Financial Service under 19.580
Commercial Storage Facilities (Mini-Warehouse) ³																						19.190 – Commercial Storage Overlay Zone
Contractor’s Storage Yard	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	P	P	X	X	X		19.275 – Contractor Storage Yard
Day Care Centers – Child or Adult	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	X	X	X	X	X		19.280 – Day Care Centers – Child
Day Care Homes – Large Family	DCP	DCP	DCP	DCP	DCP	DCP	DCP	X	X	X	X	DCP	DCP	DCP	X	X	X	X	X	X		19.285 – Day Care Homes – Family
Day Care Homes – Small Family	P	P	P	P	P	P	P	X	X	X	X	P	SP	SP	X	X	X	X	X	X		19.285 – Day Care Homes – Family
Drive-thru Lanes																						See Incidental Uses Table
Drug Store or Pharmacy – A. 2,000 sq. ft. or less B. More than 2,000 sq. ft.	X X	X X	X X	X X	X X	X X	X X	MC X	P P	P P	SP SP	P P	SP SP	SP SP	X X	X X	X X	X X	X X	X X		
Entertainment																						See Incidental Uses Table
Equipment (Large) Sales and Rental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X		19.290 – Equipment (Large) Sales and Rental
Equipment (Small) Sales and Rental	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	MC	MC	MC	X	X		
Farmers' Markets – Certified	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		19.295 – Farmers' Markets – Certified
Florist Shops	X	X	X	X	X	X	X	MC	P	P	SP	P	SP	SP	X	X	X	X	X	X		19.297 – Florist Shops For incidental sale of alcohol see 19.415 – Alcohol Sales
Flying Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		
Fueling Systems – Private (Above Ground Tanks)																						See Incidental Uses Table
Furniture Upholstery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X		
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occp)	P	P	P	P	P	P	P	X	X	X	X	P	SP	SP	X	X	X	X	X	X		19.300 – Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occp)	X	X	C	C	C	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X		19.300 – Group Housing
Hangars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		

³ Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
RCP = Recycling Center Permit, Chapter 19.870.
DCP = Day Care Permit, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740.
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article 5 – PERMITTED USES TABLE

Table 19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Heliport or Helistop	X	X	X	X	X	X	X	C	C	C	C	X	X	C	C	C	X	P	C	X		19.305 – Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast																						See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail: A. Under 20,000 sf B. 20,000 sf or More	X X	X X	X X	X X	X X	X X	X X	X X	P C	P P	SP SP	P X	SP X	SP X	X X	X X	X X	X X	X X	X X		See Incidental Uses Table for Outdoor Display
Home Occupations																						See Incidental Uses Table
Hotel Hotel/Motel - Long-term Stay Motel	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	C C C	C C C	C C C	X X X	C C C	C C C	C C C	X X X	X X X	C C C	X X X	X X X		5.32 – Transient Occupancy Tax 9.55 – Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.315 – Hotel/Motel, Long-Term Stay
Laboratories – Research	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X		
Live/Work Unit	X	X	X	X	X	X	X	X	X	X	X	P	SP	SP	X	X	X	X	X	X		See Live/ Work Units “A Guide For Developers And Property Owners”
Lumber Yard and Building Materials – Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X		See Incidental Uses Table for Outdoor Display
Manufactured Dwelling	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X		19.850 – Fair Housing 19.100 – Residential Zones
Manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		
Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	MC	MC	MC	MC	X	X		5.52 – Massage
Medical Services – Hospital	X	X	X	X	X	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X		
Mobile Home Park	X	X	With the MH Overlay Zone ⁴				X	X	X	X	X	X	X	X	X	X	X	X	X	X		19.210 – Mobile Home Park Overlay Zone 5.75 – Mobile Home Parks Rent Stabilization Procedures
Model Homes	P	P	P	P	P	P	P	X	X	X	X	P	SP	SP	X	X	X	X	X	X		19.320 – Model Homes
Multi-tenant Indoor Mall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		Prohibited Use

4

Mobile Home Parks are permitted in the RR, RE and R-1 Zones only with the Mobile Home Park Overlay Zone (Chapter 19.210).

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
RCP = Recycling Center Permit, Chapter 19.870.
DCP = Day Care Permit, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740.
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article 5 – PERMITTED USES TABLE

Table 19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

	Zones																				Location of Required Standards in the Municipal Code	
Use	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP
Multiple-family Dwelling (2 or more units)	X	X	X	X	X	P	P	X	X	X	X	X	SP	SP	X	X	X	X	X	X		19.850 – Fair Housing
Offices (Administrative, Business, Executive and Professional, But Not Medical or Dental) A. In Historic Residence	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	P	P	P	P	X	X		
	X	X	X	MC²	MC²	MC²	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Outdoor Dining and/or Food Preparation (Permanent)																						See Incidental Uses Table
Outdoor Display of Incidental Plant Materials																						See Incidental Uses Table
Outdoor Sales, Display and Storage																						See Incidental Uses Table
Parking Lot or Parking Structure (Stand Alone)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC		
Pawn Shop	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X		For parking see Retail Sales – 19.580
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Etc.)	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	X	X	X	X	X	X		5.52 – Massage
Pet Store (Sales and Grooming, No Boarding)	X	X	X	X	X	X	X	X	P	P	SP	MC	MC	MC	X	X	X	X	X	X		For parking see Retail Sales – 19.580
Planned Residential Development	PRD	PRD	PRD	PRD	PRD	PRD	PRD	X	X	X	X	PRD	PRD	PRD	X	X	X	X	X	X		19.780 – Planned Residential Development Permit
Plant Nurseries – Retail	X	X	X	X	C	X	X	X	P	P	X	C	X	X	X	X	X	X	X	X		19.325 – Plant Nurseries – Retail 19.470 – Outdoor Sales, Display and Storage
Plant Nurseries – Wholesale	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Play Areas Incidental to Restaurants																						See Incidental Uses Table
Parolee/Probationer Homes A. 2 to 6 Occupants B. More than 6 Occupants	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		19.330 – Parolee/Probationer Home
	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Public Use of Public Property	C	C	C	C	C	C	X	C	C	C	C	C	C	C	C	C	C	C	C	C		19.335 – Public Use of Public Property
Publishing and Printing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		For parking see Manufacturing – 19.580
Rail Transit Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		Prohibited Use

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

P = Permitted

RCP = Recycling Center Permit, Chapter 19.870.

DCP = Day Care Permit, Chapter 19.860

PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

TUP = Temporary Use Permit, Chapter 19.740.

sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.

X = Prohibited

SP = Site Plan Review Permit, Chapter 19.770

Article 5 – PERMITTED USES TABLE

Table 19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

	Zones																				Location of Required Standards in the Municipal Code	
Use	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		DSP
Recreational Facilities – Commercial A. Billiard and Pool Halls B. Bowling Alleys C. Skate Facility D. Amusement Parks E. Golf Courses and Driving Ranges F. Health and Fitness 1. 4000 sq. ft. or less 2. more than 4000 sq. ft. G. Other Indoor or Outdoor Facilities	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X		5.28 – Poolrooms 19.340 – Recreational Facilities – Commercial (Billiard Parlors and Pool Halls)
	X	X	X	X	X	X	X	X	MC	MC	MC	X	MC	MC	X	X	X	X	X	X		
	X	X	X	X	X	X	X	X	MC	MC	MC	X	MC	MC	X	X	X	X	X	X		
	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X		
	C	C	C	C	C	X	X	X	C	C	C	X	X	X	X	X	X	C	X	X		
	X	X	X	X	X	X	X	X	P	P	SP	MC	MC	MC	MC	MC	MC	MC	X	X		
	X	X	X	X	X	X	X	X	C	C	C	X	C	C	C	C	C	C	X	X		
	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X		
Recycling Center – Paper, Glass, Plastic, Aluminum and Nonferrous Metals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X		19.345 – Recycling Center – Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals
Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X		19.350 – Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF) – Requires and EIR
Recycling Facilities: A. Indoor Collection Centers B. Reverse Vending Machines C. Bulk Reverse Vending Machines D. Mobile Recycling Units	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	P	P	X	P	X	X		19.355 – Recycling Facilities
	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	P	P	X	P	X	X		
	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	X	RCP	X	X		
	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	X	RCP	X	X		
Rental of Bedrooms																						See Incidental Uses Table
Repair Shop –Small Items (Computers, Small Appliances, Watches, Etc) With Incidental Sales	X	X	X	X	X	X	X	P	P	P	SP	P	SP	SP	P	P	P	P	X	X		
Restaurants (sit down and take-out)	X	X	X	X	X	X	X	MC	P	P	SP	P	SP	SP	P	X	X	P	X	X		6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Retail Sales A. In Historic Residence (Not part of a Mixed Use Development)	X X	X X	X X	X MC²	X MC²	X MC²	X X	X X	P P	P P	SP MC²	P⁵ MC²	SP MC²	SP MC²	X X	X X	X X	X X	X X	X X		
Retail Sales With Incidental Repairs (Except as Noted in this Table)	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X		
Retail Sales Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area up to a maximum of 7,500 sq ft)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		

⁵Retail establishments 20,000 square feet or less are permitted in the MU-N Zone, over 20,000 square feet requires a conditional use permit.

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
RCP = Recycling Center Permit, Chapter 19.870.
DCP = Day Care Permit, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780
C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740.
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article 5 – PERMITTED USES TABLE

Table 19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Schools: A. College, Community College, University and Professional B. Public & Private (Grades K-12) C. Vocational and Technical Total Enrollment 20 persons or less or a total size of 2,000 sq. ft. or less D. Total Enrollment more than 20 persons or a total size greater than 2,000 sq. ft. E. Specialty Non-degree (Dance and Martial Arts)	X	X	X	X	C	X	X	C	C	C	C	X	C	C	C	X	X	C	C	X		19.360 – Schools
	X	X	C	C	C	X	X	C	C	C	C	C	C	C	X	X	X	X	C	X		
	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	X		
	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C	C	C	X	X		
	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X		
Second Dwelling Unit																						See Incidental Uses Table
Shelters, Homeless (2 to 6 occupants) - Drop-in - Emergency (Permanent) - Transitional	X	X	MC	MC	MC	X	X	MC	MC	MC	X	X	X	X	X	MC	X	X	X	X		19.370 – Shelters – Drop-in, Permanent Emergency, Homeless or Transitional
Shelters, Homeless - (more than 6 occp) - Drop-in - Emergency (Permanent) - Transitional	X	X	C	C	C	X	X	C	C	C	X	X	X	X	X	C	X	X	X	X		19.370 – Shelters – Drop-in, Permanent Emergency, Homeless or Transitional
Shopping Center:- Regional A. Up to 5 Acres B. More than 5 Acres	X X	X X	X X	X X	X X	X X	X X	X X	P SP	P SP	X SP	X X	SP SP	SP SP	X X	X X	X X	X X	X X	X X		
Single-family Dwelling – Detached	P	P	P	P	P	X ⁶	X ⁵	X	X	X	X	P	X	X	X	X	X	X	X	X		Chapter 19.850 – Fair Housing
Single-family Dwelling – Attached	P	P	P	P	P	X ⁵	X ⁵	X	X	X	X	P	X	X	X	X	X	X	X	X		Chapter 19.850 – Fair Housing.
Sober Living Homes	P	P	P	P	P	P	P	X	X	X	X	P	SP	SP	X	X	X	X	X	X		For parking see Single Family Dwelling – 19.580
Student Housing, Including Fraternities, Sororities and Dormitories	X	X	X	X	X	C	C	X	C	C	X	X	C	C	X	X	X	X	X	X		
Subdivision Sales Trailer and/or Office During Construction																						See Temporary Uses Table
Tattoo and Body Piercing Parlors	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X		19.375 – Tattoo and Body Piercing Parlors For parking see Medical Services – 19.580
Taxi Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X		
Temporary Uses																						See Temporary Uses Table
Truck Terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		Prohibited Use

⁶Permitted under a Planned Residential Development Permit

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
RCP = Recycling Center Permit, Chapter 19.870.
DCP = Day Care Permit, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740.
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article 5 – PERMITTED USES TABLE

Table 19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		Prohibited Use
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X		5.64 – Motor Vehicle Fuel Pricing 19.380 – Vehicle Fuel Stations
Vehicle Impound Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X		19.385 – Vehicle Impound Yard
Vehicle Parts and Accessories	X	X	X	X	X	X	X	X	P	P	SP	X	X	X	X	X	X	X	X	X		
Vehicle Repair Facilities – Major	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	C	X	X	X	X		19.390 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	C	X	X	X	X		19.390 – Vehicle Repair Facilities
Vehicle Sales, Rental and Leasing – New and Used (No Outdoor Display)																						See Retail Sales in This Table
Vehicle Sales, Rental and Leasing – New and Used (Outdoor Display)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X		
Vehicle Wash Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X		19.395 – Vehicle Wash Facilities
Veterinary Services: A Clinics and Small Animal Hospitals (short term boarding) B. Incidental to a Pet Shop	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	C	C	X	X	X		19.400 – Veterinary Services
	X	X	X	X	X	X	X	X	MC	MC	MC	X	MC	MC	X	X	X	X	X	X		
Warehousing & Wholesale Distribution Centers: 10,000 s.f. or less Greater than 10,000 s.f.																						
	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	P X	P C	X X	P X	X X	X X		
Wireless Telecommunication Facilities and Related Support Structures																						19.490 – Wireless Telecommunications Facilities and Related Support Structures

G:\GENPLAN\zoning\andusetable.wpd

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

P = Permitted

RCP = Recycling Center Permit, Chapter 19.870.

DCP = Day Care Permit, Chapter 19.860

PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

TUP = Temporary Use Permit, Chapter 19.740.

sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.

X = Prohibited

SP = Site Plan Review Permit, Chapter 19.770

Article 5 – INCIDENTAL USES TABLE

Table 19.150.020 (B)

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Accessory Buildings & Structures A. Cargo Containers	P X	P P	P P	P X	P X	P X	P X	P X	P X	P P	SP X	P X	SP X	SP X	P P	P P	P P	P P	P P	P P		19.405 – Accessory Buildings & Structures
Agricultural Field Office	MC	MC	X	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		19.410 – Agriculture Field Office
Alcohol Sales A. Off-sale¹ Incidental to Florist Shop B. On-sale¹ C. Concurrent Sale of Motor Vehicle Fuel with Alcoholic Beverages	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X	X X X X	X MC MC X	C MC MC C	C MC MC C	C MC MC C	C MC MC X	C MC MC X	C MC MC X	X X MC C	X X X C	X X X C	X X MC C	X X X X	X X X X		19.297 – Florist Shops 19.415 – Alcohol Sales
Animal Keeping A. Domestic Animals up to 4 B. Domestic Animals over 4 C. Non-Domestic Animals up to permitted D. Non-Domestic Animals over permitted E. Dairies F. Riding Stables & Academies G. Bees H. Earthworms I. Aviaries	P MC P C X X P X P	P MC P C C P P P P	P MC P MC X X P X P	P MC X X X X X X X	P MC X X X X X X X	P MC X X X X X X X	P MC X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	P MC X X X X X X X	P MC X X X X X X X	P MC X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	X X X X X X X X X		19.420 – Animal Keeping	
Auxiliary Dwelling Unit (Granny Housing)	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		19.425 – Auxiliary Dwelling Unit (Granny Housing)
Caretaker Living Quarters A. Agricultural B. Industrial Uses & Commercial Storage C. Temporary During Construction	X X TUP	C X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X X TUP	X MC TUP	X MC TUP	X MC TUP	X X TUP	X X X		19.430 – Caretaker Living Quarters
Drive-thru Businesses	X	X	X	X	X	X	X	C	C	C	C	X	X	X	C	C	X	X	X	X		19.435 – Drive-thru Businesses
Entertainment	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X		See Article X (Definitions)
Fuel Systems – Private (Above Ground Tanks)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC		19.440 – Fueling Systems – Private (Above Ground Tanks)
Home Occupations	X	X	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X		19.445 – Home Occupations
Outdoor Dining and Food Preparation (Permanent)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	X	X		19.450 – Outdoor Dining and Food Preparation (Permanent)
Outdoor Display of Incidental Plant Materials	X	X	X	X	X	X	X	X	P	P	SP	P	SP	SP	X	X	X	X	X	X		19.455 – Outdoor Display of Incidental Plant Materials
Outdoor Sales, Display and Storage²	X	X	X	X	X	X	X	X	X	C	X	X	C	C	X	X	X	X	X	X		19.470 – Outdoor Sales, Display and Storage

¹See exemptions noted in 19.415 – Alcohol Sales

²Outdoor Sales and Display are permitted with a TUP see 19.740.

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
RCP = Recycling Center Permit, Chapter 19.870.
DCP = Day Care Permit, Chapter 19.860
PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740.
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.
X = Prohibited
SP = Site Plan Review Permit, Chapter 19.770

Article 5 – INCIDENTAL USES TABLE

Table 19.150.020 (B)

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Play Areas Incidental to Restaurants	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	X	X	C	X	X		19.475 – Play Areas Incidental to Restaurants
Rental of Rooms	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X		19.100 – Residential Zones
Second Dwelling Units A. If all required standards cannot be met	X X	X X	P MC	P MC	P MC	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X		19.480 – Second Dwelling Units
Wireless Telecommunication Facilities and Related Support Structures																						19.490 – Wireless Telecommunication Facilities and Related Support Structures

G:\GENPLAN\zoning\incidentaluses.wpd

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

P = Permitted

RCP = Recycling Center Permit, Chapter 19.870.

DCP = Day Care Permit, Chapter 19.860

PRD = Planned Residential Development Permit, Chapter 19.780

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

TUP = Temporary Use Permit, Chapter 19.740.

sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.

X = Prohibited

SP = Site Plan Review Permit, Chapter 19.770

Article 5 – TEMPORARY USES TABLE

Table 19.150.020 (C)

This table identifies uses that are temporary in nature..

Use	Zones																					Location of Required Standards in the Municipal Code
	Residential Zones							Office & Commercial Zones				Mixed Use Zones			Industrial Zones				Other Zones			
	RC	RA-5	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	DSP	
Caretaker Living Quarters – Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X		19.430 – Caretaker Living Quarters
Christmas Tree and Pumpkin Sales (Seasonal)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Circus (With Tent)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	X	X	X	TUP	TUP	TUP	TUP	TUP	X		
Dwelling Unit (Motor Home, RV, Camper, etc.)	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X		
Fair, Concert, Exhibit or Similar Uses	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP ¹	TUP	TUP	TUP	TUP	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP ¹	X		
Mobile Medical Units for Humans	X	X	X	X	X	X	X	X	TUP	TUP	TUP	X	TUP	TUP	X	TUP	X	X	X	X		
Non-Commercial Car Wash	TUP ²	TUP ²	TUP ²	TUP ²	TUP ²	TUP ²	TUP ²	TUP ²	TUP	TUP	TUP	TUP ²	TUP	TUP	TUP ²	TUP	TUP ²	TUP ²	TUP ²	X		
Non-Commercial Tent Meetings	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		
Outdoor Preparation of Food (Temporary)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	TUP	X	X		19.450 – Out Dining and Food Preparation
Parking Lot Sales (Outdoors or in Mobile or Temporary Enclosures)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X		
Special Events (Running Events, Parades, Block Parties etc.)																					Special Event Permits are administered by the Police Department pursuant to 2.28	
Subdivision Sales Trailer and/or Office During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X		
Vapor Recovery Operations	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP		

G:\GENPLAN\zoning\tempusetable.wpd

¹All sites having active minor conditional use permits or conditional use permits, public schools, public parks, etc.

²All sites having active minor conditional use permits or conditional use permits, public schools, public parks, etc.

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
P = Permitted
RCP = Recycling Center Permit, Chapter 19.870.
DCP = Day Care Permit, Chapter 19.860.
PRD = Planned Residential Development Permit, Chapter 19.780.

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
TUP = Temporary Use Permit, Chapter 19.740.
sq. ft. = Square Feet

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730.
X = Prohibited
SP = Site Plan Review, Chapter 19.770.